

## SITE PLAN APPLICATION

### PROPERTY DESCRIPTION:

General Property Location (street name and block number or nearest cross street):

Corner of Debra Drive and Hwy 10

Current Legal Description (abstract and tract number or subdivision, lot, and block):

Lot 2 Block A Mad Triangle Addition

Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district):

Tx-10

### USE/CONDITIONS/PARKING:

Proposed Use: Retail

SIC Code: 53

Special Conditions Applicable to the Use: (Indicate the letter of any "Special Conditions" in UDC Table 4-A that apply to the use(s):

NA

Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s):

6

### PROPOSED BUILDING STATISTICS:

Lot Area 1.27

Lot Width at Building Line for each Street Frontage 288' Hwy 10 / 263' Debra

Proposed Building Setbacks:

Front: 20 Rear: 10 Side (left): 36 Side (right): 18

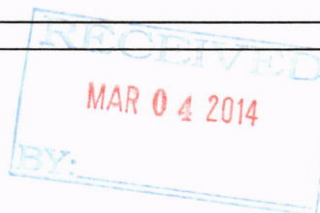
Gross Building Floor Area	<u>9100</u>
Height in Feet to Highest Point	<u>19'-0"</u>
Number of Floors	<u>1</u>

Exterior Masonry Façade (exclusive of doors and windows):

Front Elevation:	Brick	<u>90</u>	%	/	Stucco	<u>      </u>	%	/	Other	<u>10</u>	%
Left Side Elevation:	Brick	<u>90</u>	%	/	Stucco	<u>      </u>	%	/	Other	<u>10</u>	%
Right Side Elevation:	Brick	<u>90</u>	%	/	Stucco	<u>      </u>	%	/	Other	<u>10</u>	%
Rear Elevation:	Brick	<u>90</u>	%	/	Stucco	<u>      </u>	%	/	Other	<u>10</u>	%

### OFF STREET PARKING: (UDC 84-200 and 84-202)

Total Spaces Required / Provided	<u>46</u>
Number of Handicapped Spaces	<u>2</u>
Number of Loading Bays Provided	<u>1</u>



**DRIVEWAYS: (UDC 84-202 through 84-210)**

Number proposed per street 1

Clearance from nearest street intersections 250' Hwy 10 / 127' Debra

Clearance between existing and proposed driveways 250' Hwy 10 / 127' Debra

Width of each driveway 35', 42'

Curb Radii for each driveway 28' / 54'

Distance between property line and first parking space 6', 30.5', 24'

**SIGN & STREET GRAPHICS: (UDC 84-230 through 84-302)****Proposed Pole/Ground Signs:**

Street Name Hwy 10 Front Setback 20' Side Setback 15

Overall Height 21' Sign Area 97 sf each side

**Proposed Wall Signs:**

Street the sign faces Hwy 10 Sign Area 200 sf

**LANDSCAPING: (UDC Article VII)**

	<u>Street Yard</u>	<u>Non Street Yard</u>
Land Area of Street Yard	<u>10,969</u>	
Number of parking spaces provided	<u>34</u>	<u>12</u>
Square feet of landscaped area	<u>13,201 sf</u>	<u>13,587 sf</u>
Square feet of landscape islands in parking lot	<u>1,170</u>	<u>328 sf</u>
Number of large trees existing / proposed	<u>0/21</u>	<u>0</u>
Number of ornamental trees proposed	<u>4</u>	<u>1</u>
Number of shrubs proposed	<u>167</u>	<u>18</u>
Square feet of ground cover proposed	<u>8945</u>	<u>0</u>

**SIGNATURES:**

Applicant (please print) <u>Brian Mathis/ FJLC Inc.</u>	Owner: _____
Address: <u>4055 International Plaza, Suite 100</u>	Address: _____
<u>Fort Worth, TX 76109</u>	_____
Phone: <u>817-737-9922</u>	Phone: _____
Fax: <u>817-737-9536</u>	Fax: _____
Email: <u>bmathis@fjlc.net</u>	Email: _____
Signature: <u><i>Brian Mathis</i></u>	Signature: _____

**OFFICE USE ONLY:**

Fee Paid: <u>\$300<sup>00</sup></u>	Received By: <u><i>Alicia D</i></u>	Date Received: <u>3/4/14</u>	Case Number: <u>14-CA-SP</u>	H.T.E. Number: <u>14-4000004</u>
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CHK #1175

FORM UPDATED 06/2013

MAR 04 2014